

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, September 29, 2005, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Terry Young; (Jerry Berggren and Carol Walker absent). Ed Zimmer and Teresa McKinstry of the Planning Department; Jeff Cole of Urban Development Dept.; Mark Canney of Parks and Recreation; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held July 21, 2005. Motion for approval made by Helwig, seconded by McKee. Motion carried 4-0: Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION FOR CERTIFICATES OF APPROPRIATENESS FOR WORK AT THE HUBER/PORT HURON BUILDING, 801 "Q" STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: September 29, 2005

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

SIGN FOR "LICORICE INTERNATIONAL"

Ed Zimmer stated that Licorice International would like a sign over their door in simple gold lettering. It is a natural sign location. He doesn't believe the sign will be lit. 75% of their business is done on the Internet. On the "Q" St. end of the building, they would like a sign that says something to the effect of "Licorice International, entrance on dock". They would be happy with the sign on the railing.

McKee noted it would be helpful to have a sign package for the entire building.

ACTION:

Helwig moved approval of the sign over the door with simple block lettering with the suggestion that the "OPEN" neon sign be removed, Zimmer to have final review of the sign, seconded by McKee.

Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

SIGN FOR "FROM NEBRASKA" GIFT SHOP

Zimmer stated that this is a request for an under canopy element. Connie Mahaney presented a picture of the building that was approved.

Zimmer stated the questions are if this valance/sign can be regarded as finished at its present length (half of that originally approved) and whether the applicant can finish it off with a triangular piece under the canopy.

ACTION:

Helwig moved approval, seconded by Francis. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

**APPLICATION BY JOHN C. BALL FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT THE PROFESSOR CANDY HOUSE, A DESIGNATED LANDMARK AT 1003
"H" STREET**

PUBLIC HEARING:

September 29, 2005

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

John Ball appeared. They are on the last step of their renovation. The sign needs lighting. He does not think there will be any unnecessary lighting pollution.

Ripley questioned if the specified lamp is the smaller of the three shown in the advertisement submitted. Brandon Panasuik stated it will be 2850 lumens. Ripley is concerned. That is a large amount of light.

Ball stated there are several light posts in the area. He doesn't think they will be adding light where there is none. Ripley cautioned that this will be an uplight. Ball understands that the way the light is installed in the casing is meant to reduce the uplight.

Panasuik stated that the sign will be on the ground inches away from the sign. There shouldn't be a lot of light that strays.

Helwig questioned why the sign can't be downlit from the top. Panasuik replied that the top of the sign is curved. It would look clumsy to have a rectangular light at the top. Many types of lights were looked at.

Ripley is unsure of the photometrics graph provided. It is unclear.

Zimmer suggested that Ball try the smaller of the lights about one foot away. He believes a field test would prove useful to the applicant. Ripley observed that the street corner is not without light, however, the idea of a smaller light would seem to be more than adequate.

McKee moved approval of the 26 watt light placed an appropriate distance from the sign so upward light pollution is minimized, seconded by Young. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

APPLICATION BY FERNANDO PAGES FOR A PRESERVATION CERTIFICATE FOR DEMOLITION OF THE "LARSON BUILDING" AND FOR NEW CONSTRUCTION ON THE SITE AT THE SOUTHEAST CORNER OF 7TH AND "R" STREETS IN AND ADJACENT TO HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING:

September 29, 2005

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Fernando Pages appeared along with Bob Hampton. Pages stated they have a complete set of plans for the approved building, but the building costs elevated the price so high that there was not enough interest from potential buyers. They visited some row houses in Omaha that were doing quite well. The current plan consists of 13 townhouse style condominiums, each with a 2-car garage. The proposed building design solves some of the problems. Live/work units were created on the first floor. There is a courtyard and some architectural details. They are hoping to make it look like two different buildings with two different brick colors. They would like them to look like separate and distinct buildings. Every unit has a rooftop deck. All the units are designed to accommodate a small residential elevator.

Hampton stated that 1,250 square feet will sell for about \$200,000. 2,000 square feet will sell for \$395,000 - \$450,000. They will go through the City TIF process and hope to demolish the existing building late this Winter.

Zimmer noted that the demolition of the existing building is contingent on entering into a Redevelopment Agreement with the City.

Ripley wondered if there is a possibility of losing the Larson building and this project also. He would hate to see a vacant lot if something happens. Zimmer noted that the agreement stays the same, just the building design is changing.

ACTION:

McKee moved approval, seconded by Young. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

APPLICATION "BLUE ORCHID" FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT OLD FEDERAL BUILDING (D.B.A. FEDERAL PLACE), A DESIGNATED LANDMARK AT 129 N. 10TH STREET

PUBLIC HEARING:

September 29, 2005

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Malinee Kiatathikom appeared. They would like to have an awning at the back of the building. It will be 14 feet in length with their name on it.

Zimmer stated that this location is very close to "no material effect". It is the rear alley portion of the building. The applicant received assurance from the owner that in getting tenants for the other half of the alley length, the new tenant will be required to match the profile of the awning.

Kiatathikom stated that the awning will be lit. She does not have the specifics yet. McKee noted the lighting will have to come back before the Commission.

ACTION:

Francis moved approval of the awning with a review of the lighting at a future time, seconded by Young. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

**APPLICATION BY WILLIAM J. WOOD FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT THE WILLIAM TYLER HOUSE, A DESIGNATED LANDMARK AT 808
“D” STREET**

PUBLIC HEARING:

September 29, 2005

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

William Wood appeared. This will be a contemporary garage. Only 16 feet of the garage will be in the landmark district. There is 34' x 100' piece of the land that is not in the district.

Ripley wondered about the orientation of the garage. Wood replied that it will be in the northeast part of the property, going west.

Ripley inquired about the color. Wood replied that they will try to find something that is close to the original barn color, oak or blue gray. It will be vinyl siding. It will be 44' x 24'. Helwig appreciates the attention to detail.

ACTION:

Francis moved approval, seconded by Helwig. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

**APPLICATION BY TROY FALK FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT THE APOTHECARY BUILDING, 140 N. 8TH STREET, IN THE HAYMARKET
LANDMARK DISTRICT**

PUBLIC HEARING:

September 29, 2005

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Troy Falk appeared. He would like to have outdoor seating. Their menu will be cold sandwiches and the outdoor area would be licensed for alcoholic beverages, and would allow smoking. They would like to match the existing railing. They are open seven days a week. To meet codes, they can have only one entrance to the space.

Ripley wondered if there would be a gate on the extended fence. Falk replied that according to the Fire Marshall, a gate is not needed. ADA requirements are met by the ramps up onto the dock, access to the building through the main doors, and hallways to the interior (rear) door of the bar.

Ripley proposed the fence be bolted in and sit on the slab. It would make for easier removal. Falk checked with the landlord, and they were going to spot weld the fence onto the existing. Ripley pointed out that bolting would much less expensive.

ACTION:

Helwig moved approval, seconded by Francis. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

**REQUEST FOR ADVISORY REVIEW BY URBAN DEVELOPMENT DEPARTMENT OF
STREETSCAPE IMPROVEMENTS IN AND ADJACENT TO THE HAYMARKET
LANDMARK DISTRICT, INCLUDING RELOCATION OF KIOSKS TO "P" STREET
NEAR N. 9TH STREET AND "Q" STREET NEAR N. 9TH STREET, AND LANDSCAPING
IN THE NORTH 7TH STREET RIGHT-OF-WAY, NORTH OF "Q" STREET, ADJACENT
TO THE HAYMARKET LANDMARK DISTRICT**

PUBLIC HEARING:

September 29, 2005

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

KIOSKS

Jeff Cole appeared. They would like some additional guidance on the 8th St. project. They are in discussions with various stakeholders. Some property owners are very thrilled on the prospect of continuing to maintain the kiosks. They are proposing moving them closer to 9th St.

Ripley wondered what the primary complaint is against the kiosks. Cole replied that LHDC doesn't see much of a use for the kiosks. Flyers get put up and fall off. It creates more of a mess than it is used. They have talked to Public Works Parking. They would like to have more parking information available at the kiosks. They have identified a couple of different locations, including "P" St., near N. 9th St. and "Q" ST., near N. 9th St. They believe these locations will serve the district more effectively.

Ripley wondered about additional amenities. Cole replied there will be bike racks and planters.

Ripley thinks the locations will work well.

ACTION:

McKee moved approval of the moving of the kiosks, seconded by Francis. Motion carried 5-0

LANDSCAPING

Mark Canney appeared to discuss the fountain. They believe it was in use at the zoo. Just the bowl was recovered and a goat was attached to the top. Upon further investigation, most of the pieces of the fountain were located. They have all the pieces except the cap, plaque and lions on the sides. They would like to install the fountain in the median at 7th St. and "Q" St. They will use Haymarket brick, install some benches and a little bit of landscaping.

Ripley would like to see the issue revisited of removing the parking stalls on 7th St. and taking the area back to green space.

Canney stated that Parks will work with Zimmer on creating some type of plaque for the fountain.

Ripley wondered about this being a drinking fountain. Canney replied they would have to check with the Health Dept. The fountains were originally designed for people, horses and dogs. Ripley would like to see drinking water for dogs, at the very least. Canney stated they are open to exploring the idea.

ACTION:

McKee moved approval of the fountain and strongly urged staff to consider removing the parking stalls on 7th St. and restore the area to green space, seconded by Helwig. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

Canney stated that there is a fountain like this in Omaha Old Market. The Omaha conservator Jensen carried out that restoration and already has the molds for the lions. He wondered if the Commissioners had any suggestions for the cap. Ripley would suggest either reproducing it exactly or doing a simple version in granite.

Canney stated that Parks staff is interested in resurrecting the Thompson fountain.

OTHER:

McKee noted that the new power line is due to go along the edge of the Nine Mile Prairie. He proposed that the Historic Preservation Commission go on record against the power line. He thinks it will materially affect the viability of the prairie. He would like the Resolution directed to every member of the LES Board. Motion for Resolution against the power line along the Nine Mile Prairie made by McKee, seconded by Helwig.

Zimmer mentioned that Nine Mile Prairie is listed in the National Register of Historic Places. This Commission serves an advisory capacity on such items. He commented that the proposed power line location is to be along the west edge of the Prairie.

McKee thinks it is interesting that when this proposal was presented, LES won an award for environmentally friendly construction. It seems ironic.

Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Young absent.

There being no further business, the meeting was adjourned at 3:15 p.m.